087.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,900 / 772,900
					USE VALUE:	772,900 / 772,900
					ASSESSED:	772,900 / 772,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPILKER RYAN L & KERRI A	
Owner 2:		
Owner 3:		
Street 1:	73 OAK HILL DR	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	GOLDSMITH KEVIN J &DEBORAH/TRS -
Owner 2:	GOLDSMITH INCOME ONLY IRREVOCA -
Street 1:	73 OAK HILL DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1891 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7840.000	314,300		458,600	772,900
Total Card	0.180	314,300		458,600	772,900
Total Parcel	0.180	314,300		458,600	772,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.73 | /Parcel: 408.73

Legal Description

User Acct 54960

GIS Ref

GIS Ref

Insp Date 10/31/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 087.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	314,300	0	7,840.	458,600	772,900		Year end	12/23/2021
2021	101	FV	303,600	0	7,840.	458,600	762,200		Year End Roll	12/10/2020
2020	101	FV	303,600	0	7,840.	458,600	762,200	762,200	Year End Roll	12/18/2019
2019	101	FV	242,200	0	7,840.	425,900	668,100	668,100	Year End Roll	1/3/2019
2018	101	FV	242,200	0	7,840.	425,900	668,100	668,100	Year End Roll	12/20/2017
2017	101	FV	242,200	0	7,840.	373,500	615,700	615,700	Year End Roll	1/3/2017
2016	101	FV	211,700	0	7,840.	340,700	552,400	552,400	Year End	1/4/2016
2015	101	FV	198,700	0	7,840.	301,400	500,100	500,100	Year End Roll	12/11/2014

!7071!

PRINT

Date	Time
12/30/21	04:57:56

LAST REV

Date	Time
07/17/19	14:49:06
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7071

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOLDSMITH KEVIN	65529-535		6/12/2015		680,000	No	No		
GOLDSMITH HAROL	59605-364		7/26/2012	Convenience	1	No	No		
GOLDSMITH HAROL	26401-162		6/13/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	54960
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2013	1654	Manual	9,854	C				
6/21/2011	609	Re-Roof	3,380					

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	Inspected	BS	Barbara S
10/16/2018	MEAS&NOTICE	BS	Barbara S
8/25/2016	Sales Review	PT	Paul T
12/31/2013	Info Fm Prmt	EMK	Ellen K
12/16/2008	Meas/Inspect	163	PATRIOT
4/3/2000	Measured	263	PATRIOT
8/4/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7840		Sq. Ft.	Site		0	70.	0.84	12									458,638						458,600	

Total AC/HA:	0.17998	Total SF/SM:	7840	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	
Total:	458,638	Spl Credit		Total:	458,600				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.17044616
Const Adj.:	0.98990101
Adj $ / SQ:	127.449
Other Features:	89214
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386136
Depreciation:	71821
Depreciated Total:	314315

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

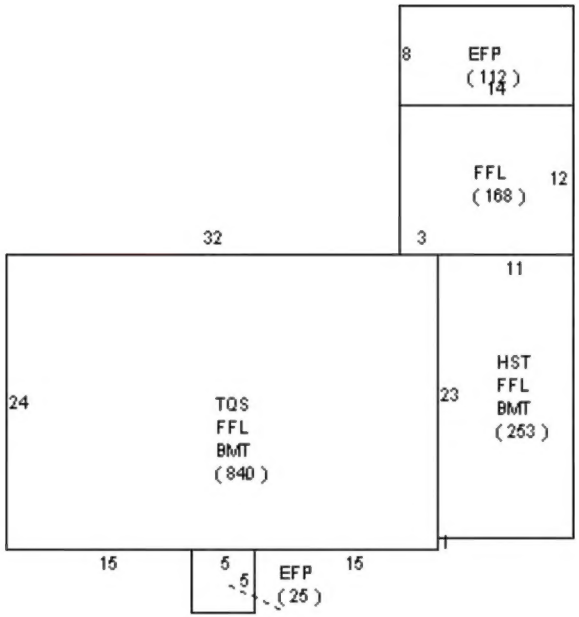
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	127.45
Special Features:	0	Val/Su Net:	96.77
Final Total:	314300	Val/Su SzAd	155.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,261	127.450	160,713
BMT	Basement	1,093	38.230	41,790
TQS	3/4 Story	630	127.450	80,293
EFP	Enclos Porch	137	46.620	6,387
HST	Half Story	127	61.180	7,739

Net Sketched Area:	3,248			Total:	296,922
Size Ad	2017.5	Gross Area	3584	FinArea	1891

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

087.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	